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JUL 09 2015

**Town of Webster / Zoning Board of Appeals  
Minutes of the Meeting  
May 18, 2015**

TOWN CLERK'S OFFICE

**Attending:** Board members – Mathew Fitton, Donald Malo, Ronald Mathieu, Daniel Cournoyer, and Associate Members Mike Fafard and Jason Piader  
Meagen P. Donoghue, MRP – Planner/Clerk

**Absent:** Board members– Edward Doering

Meeting Called to order at 6:00 p.m. Location: Board of Selectmen's Meeting Room

**6:02** Mr. Coynoyer made a motion to approve the meeting minutes from March 23, 2015 and April 27, 2015

**6:07 Public Hearing – Continuance -- Special Permit & Variance  
32 West Wind Drive, Todd Pihl**

Special Permit Request to extend a pre-existing nonconforming side yard setback by less than 25% and a Variance request seeking to expand side yard setback encroachment vertically.

Voting for the Public Hearing continued from the March 23, 2015 meeting and closed on April 27, 2015 meeting began as a discussion between the Board Members. Mr. Fafard questioned the 25% allowance and what constituted living space. Mr. Malo stated that he considers the 25% living space and the proposed project was well over the allowance. He also questioned that because the project proposed redoing the entire foundation and starting from scratch, and would not have the required 50 ft. frontage for new construction, should the property abide by new construction standards?

Mr. Malo made a motion to deny the Special Permit and Variance because the project was over the 25% increase, Mr. Piader second; vote: 4 yea, 1 nay.

**6:21 Public Hearing – Special Permit & Variance, 15 Aldrich Street, Elisabeth and Michael Fras**

Voting for the Public Hearing closed by the ZBA on April 27, 2015 started as a discussion between the Board Members. Mr. Malo asked if the use changes, does the business? Mr. Fitton asked to Board to consider how the vote would affect all future similar applications. Mr. Malo motioned to allow the business use change for legal reasons, with the condition that the business and services provided remain the same and the stipulations of the previous variance are carried through to this Special Permit and Variance. Mr. Fafard second; vote: unanimous

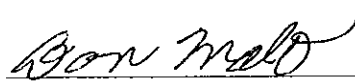
**Next Meeting Date:** TBD

Meeting Adjourned – 6:37 p.m.

Respectfully Submitted,  
Meagen P. Donoghue, MRP  
Planner/Clerk

All correspondence, reports, plans and applications can be viewed at the Town of Webster Engineering Office, 350 Main St, Webster MA

Minutes Approved:

  
Chairman

Date:

7/8/15